

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, MARCH 25, 2013

**A. CALL TO ORDER**

The meeting was called to order at 7:32 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson -ab

D. Fisher -ab

J. Semifero

P. Cousins

J. Knight

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Carol Jones, Village Clerk; Dan Schlaff, Public Services Superintendent; Scott Mauer, Water and Sewer Department; Jim Seta, Dexter Area Fire Board; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – March 11, 2013
2. Work Session – March 16, 2013

Motion Cousins; support Knight to approve the minutes of the Regular Council Meeting of March 11, 2013 and the Work Session of March 16, 2013 as presented.

Unanimous voice vote for approval with Trustee Carson and Fisher absent

**D. PREARRANGED PARTICIPATION**

Petition from the Homeowners in Dexter Crossing to dedicate the roads in Dexter Crossings

Rodger Pichl, 3737 Bristol Drive, Dexter and Dexter Crossing Homeowners Association Representative presented Council with a petition for street dedication in phases 5B, 6, 7, and 8 of Dexter Crossings. He spoke about the 83 families who live on the only undedicated streets in the Village.

Ms. Fisher entered the meeting at 7:35 PM

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Fisher to approve the agenda with the addition of information for the Village Managers Report.

Unanimous voice vote for approval with Trustee Carson absent

## **F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

### **3515 Broad St. LLC Industrial Facilities Tax Exemption Request**

Consideration of: Request from 3515 Broad St LLC (Medhub -3515 Broad) for an Industrial Facilities Tax Exemption for 6 years for \$1,429,628 in real property and 2 years for \$300,000 in personal property

The Public Hearing was opened by the Village President at 7:38 PM. Peter Orr of 2804 West Delhi Road, Scio Township and President of Medhub spoke about the tax abatement and its benefits to the Village and Township. Luke Bonner, Vice-president for Business Development for Ann Arbor SPARK spoke about support for the business. Robert Murphy of 3713 Bristol Drive, Dexter spoke of the Village's support for businesses and the rededication of streets in Dexter Crossing. The Public Hearing was closed at 7:45 PM.

Motion Fisher; support Tell to approve the request from 3515 Broad St. LLC (Medhub) for an Industrial Facilities Tax Exemption for 6 years for \$1,429,628 in real property and 2 years for \$300,000 in personal property.

Ayes: Cousins, Fisher, Knight, Semifero, Tell and Keough

Nays: None

Absent: Carson

Motion carries

## **G. NON-ARRANGED PARTICIPATION**

Tom Paup and Tracy Lambert of the Dexter Daze Committee came before Council to ask for Council's comments and thoughts regarding a fireworks display on Saturday evening during Dexter Daze in Mill Creek Park. Questions were raised regarding traffic, cleanup of debris, Department of Natural Resources (DNR) or Michigan Department of Environmental Quality (MDEQ) permitting in the new park area, and if there are other locations in and around the Village to hold a fireworks display.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Flyer on New State Resource for Property Tax Assistance

## **I. REPORTS**

1. Allison Bishop – Community Development Manager

Ms. Bishop submits her report as per packet. The following questions and/or comments were provided regarding Ms. Bishop's report:

- Have three bids for downtown restrooms and propose to have Romine Construction install the porta potty enclosure at a cost of \$2785. Have received some donations toward this enclosure from community groups.
- Ms. Bishop reported on the Scope of Services from Orchard, Hiltz and McCliment on the alternative path for the Border to Border trail behind the Department of Public Works and the estimated cost of the project. She asked Council for direction on whether to proceed. Comments included continuing with the original plan due to the cost, providing some landscaping and making the route safe. Discussion also included the Border to Border Trail route through town including its location, markings, and use and placement on maps.
- The Village did receive \$46,636.63 from the Waterways Grant.
- Asked for suggestions for tree replacement in Westridge.
- Plans were submitted today (March 25) for site approval for Dexter Town Center Building 3.

## 2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

### *Dexter Area Chamber of Commerce –Bernadette Quist*

Ms. Quist introduced herself as the new Executive Director of the Chamber and reported on the following:

- The Chamber is working on a new identity with a new website.
- Have many coming events planned such as the Annual Chamber dinner on April 11 at Ann Arbor Country Club with Lucy Ann Lance as the guest speaker, a breakfast meeting on April 16 with Steve Feinman reporting on SCORE and the Memorial Day Parade plans, and a May 21 event featuring George Zimmerman from Pure Michigan.

### *Dexter Area Fire Department – Jim Seta/Ray Tell*

Mr. Seta Reported on the following:

- Everything is running smoothly and runs are up so far this year.
- The new acquisition, Engine 5-2, is housed at the Dexter Township sub-station.
- Have paid off the debt on previous trucks and now only have the new truck debt.
- The union contract expires at the end of this year and will be putting together a negotiating team.
- Pleased to hear that the Village will correct the MiOSHA issue with the sleeping quarters at the fire station.
- Mentioned that the By-Laws revision as needed because of the makeup of the Fire Board.
- Have purchased a trailer for the gator for the Border to Border trail and would like to see location markings on the trail for emergency service.

## 3. Subcommittee Reports - None

Broad Redevelopment Committee – see Village Manager report

Economic Preparedness  
Facilities  
Website

4. Village Manager Report

Mrs. Dettling and Ms. Nicholls submit their reports as per packet. Ms. Nicholls gave the following verbal updates:

- Discussion was held on a resident just outside of the Village to have sewer hook-up to his property.
- Thinking about breaking up the water tower maintenance rather than waiting as some current service is needed.

5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- Talked of meeting with Dextech and Scio Township regarding the expansion plans of Dextech and their phasing of that expansion.
- Still looking for a date for a combined meeting with Council and the DDA.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$767,344.33

Motion Fisher; support Tell to approve item 1 of the Consent Agenda.

Unanimous voice vote for approval with Trustee Carson absent

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Cityhood Next Steps

President Keough asked for comments on the proposed postcard to be sent regarding the April 27 Town Hall meeting.

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Recommendation to hire part-time, seasonal employee(s) to perform the Streetscape Landscaping and Parks Landscaping needs of the Village

Motion Semifero; support Tell to hire part-time, seasonal employee(s) to perform the streetscape and park landscaping needs of the Village.

Ayes: Cousins, Fisher, Knight, Semifero, Tell and Keough

Nays: None  
Absent: Carson  
Motion carries

2. Consideration of: Amendment to Engineering Standards

Motion Tell; support Semifero to approve the proposed amendment to the Engineering Standards.

Ayes: Fisher, Knight, Semifero, Tell, Cousins and Keough  
Nays: None  
Absent: Carson  
Motion carries

**M. COUNCIL COMMENTS**

Cousins	None
Fisher	Look into placing bees at Gordon Hall as there are hives there now.
Tell	None
Jones	None
Knight	Will be out of town from April 11 to April 26
Semifero	Will miss the April 8 meeting
Carson	Absent

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

Motion Knight; support Cousins to adjourn at 9:41 PM.

Unanimous voice vote for approval with Trustee Carson absent

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: April 8, 2013

**RESOLUTION # 5 - 2013**

**RESOLUTION APPROVING THE REQUEST FROM  
3515 BROAD ST LLC FOR AN INDUSTRIAL  
FACILITIES EXEMPTION CERTIFICATE FOR REAL  
AND PERSONAL PROPERTY INVESTMENTS  
LOCATED AT 3515 BROAD, DEXTER MI**

The following resolution was offered by Member Fisher and seconded by Member Tell

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on February 13, 2012 the Council by resolution established an Industrial Development District known as the Huron Street High Tech-Light Industrial Development District; and

WHEREAS, 3515 Broad St. LLC, has filed an application for an Industrial Facilities Exemption Certificate with respect to real property investment of \$1,429,628 and personal property investment of \$300,000 at their facility located at 3515 Broad; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on March 25, 2013 at the Dexter Senior Center, 7720 Dexter-Ann Arbor Street, Dexter Michigan at 7:30 p.m., at which the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, completion of the proposed investment is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property this exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

**RESOLUTION # 5-2013**

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2. The application of 3515 Broad St. LLC for an Industrial Facilities Exemption Certificate with respect to real property investment of \$1,429,628 and personal property investment of \$300,000 at their facility located at 3515 Broad be approved as submitted.
3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 6 (six) years for real property and 2 (two) for personal property. The applicant shall remain within the Village of Dexter during the period of time for which the individual applications for abatement has been approved. **If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.**

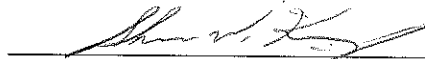
AYES: Cousins, Fisher, Knight, Semifero, Tell, Keough

NAYS: None

ABSENT: Carson

**RESOLUTION DECLARED ADOPTED**

**THIS 25<sup>th</sup> DAY OF MARCH 2013**



Shawn W. Keough, Village President

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 25<sup>TH</sup> day of March 2013, with a duly noticed public hearing held on March 25, 2013.



Carol J. Jones, Village Clerk